



DEVELOPMENT PERMIT NO. DP001123

1035452 BC LTD.

Name of Owner(s) of Land (Permittee)

4979 WILLS ROAD

Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 2, DISTRICT LOT 17 AND SECTION 5, WELLINGTON DISTRICT, PLAN EPP45424

PID No. 030-143-802

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A	Location Plan
Schedule B	Site Plan
Schedule C	Parking and Amenity Plans
Schedule D	Building Elevations
Schedule E	Landscape Plan

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

TERMS OF PERMIT

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 6m to 4.74m; and the minimum required side yard setback from 3m to 1.4m.
2. *Section 7.6 Size of Buildings* – to increase the maximum allowable building height for a principal building from 14m to 26.13m.

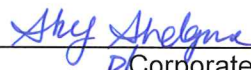
The "City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266" is varied as follows:

1. *Section 6.1.b.* – to reduce the required number of loading spaces from 3 to 1.
2. *Sections 7.1 and 7.2* – to reduce the required number of off-street parking spaces from 101 to 96 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Finlayson Bonet Architecture Ltd., dated 2019-MAY-09 as shown on Schedule B.
2. The subject property is developed in accordance with the Parking and Amenity Plans prepared by Finlayson Bonet Architecture Ltd., received 2019-MAY-07 as shown on Schedule C.
3. The subject property is developed in substantial compliance with the Building Elevations prepared by Finlayson Bonet Architecture Ltd., dated 2019-MAY-06 as shown on Schedule D.
4. The subject property is developed in substantial compliance with the Landscape Plan prepared by 4 Site Landscape Architecture and Site Planning, received 2019-MAY-07 as shown on Schedule E.

AUTHORIZING RESOLUTION PASSED BY
COUNCIL THE **27TH** DAY OF **MAY, 2019.**



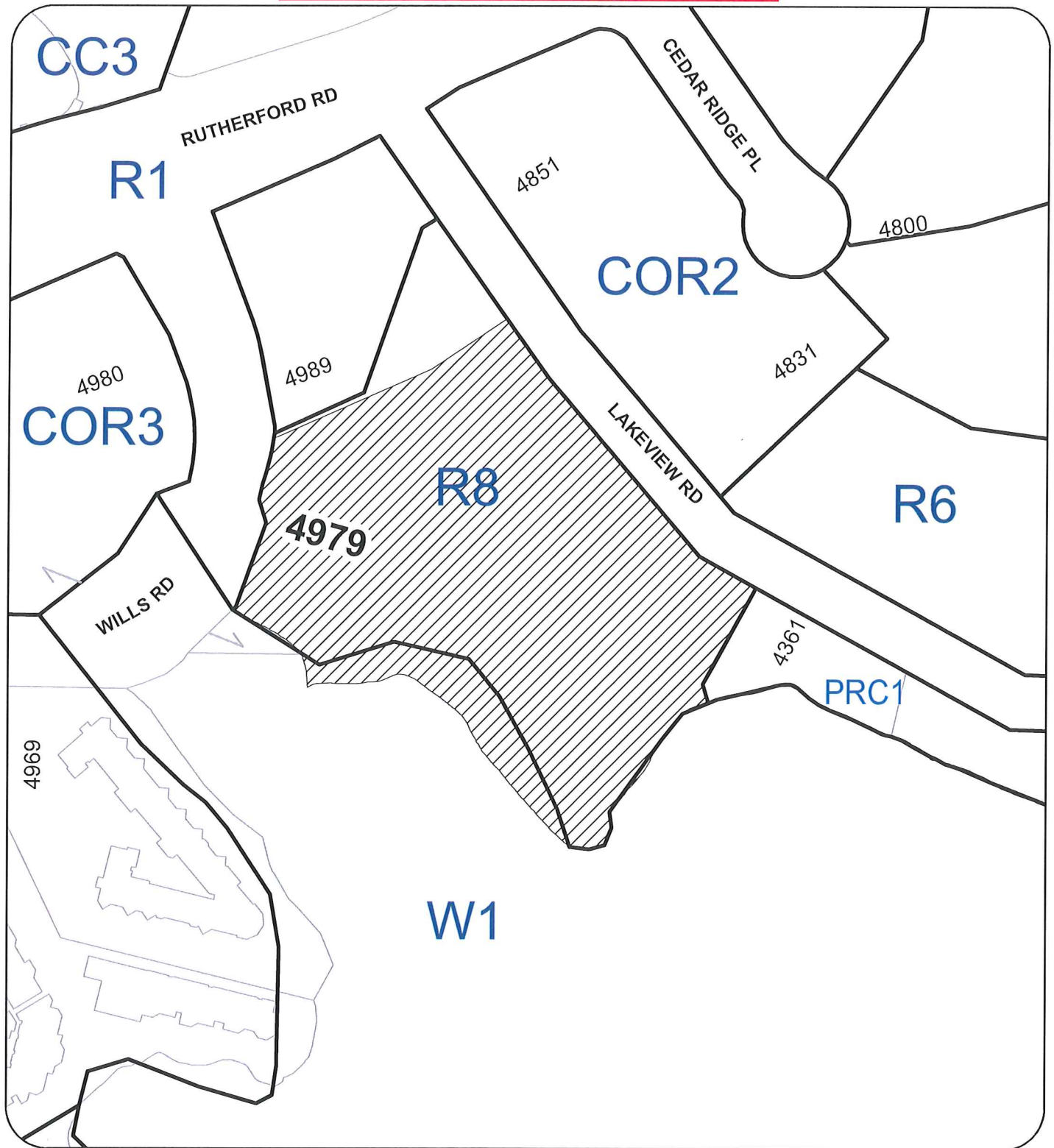
Corporate Officer



Date

LR/mw

Prospero attachment: DP001123



DEVELOPMENT PERMIT NO. DP001123

LOCATION PLAN

Civic: 4979 WILLS ROAD
Legal: LOT 2, DISTRICT LOT 17
WELLINGTON DISTRICT
PLAN EPP45424



 Subject Property

SITE PLAN

[illegible]

[illegible]

1
E1.01

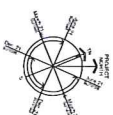
SITE LIGHTING - PARKADE P1 AND LEVEL 1

50' 0"

50' 0"

50' 0"

1:200



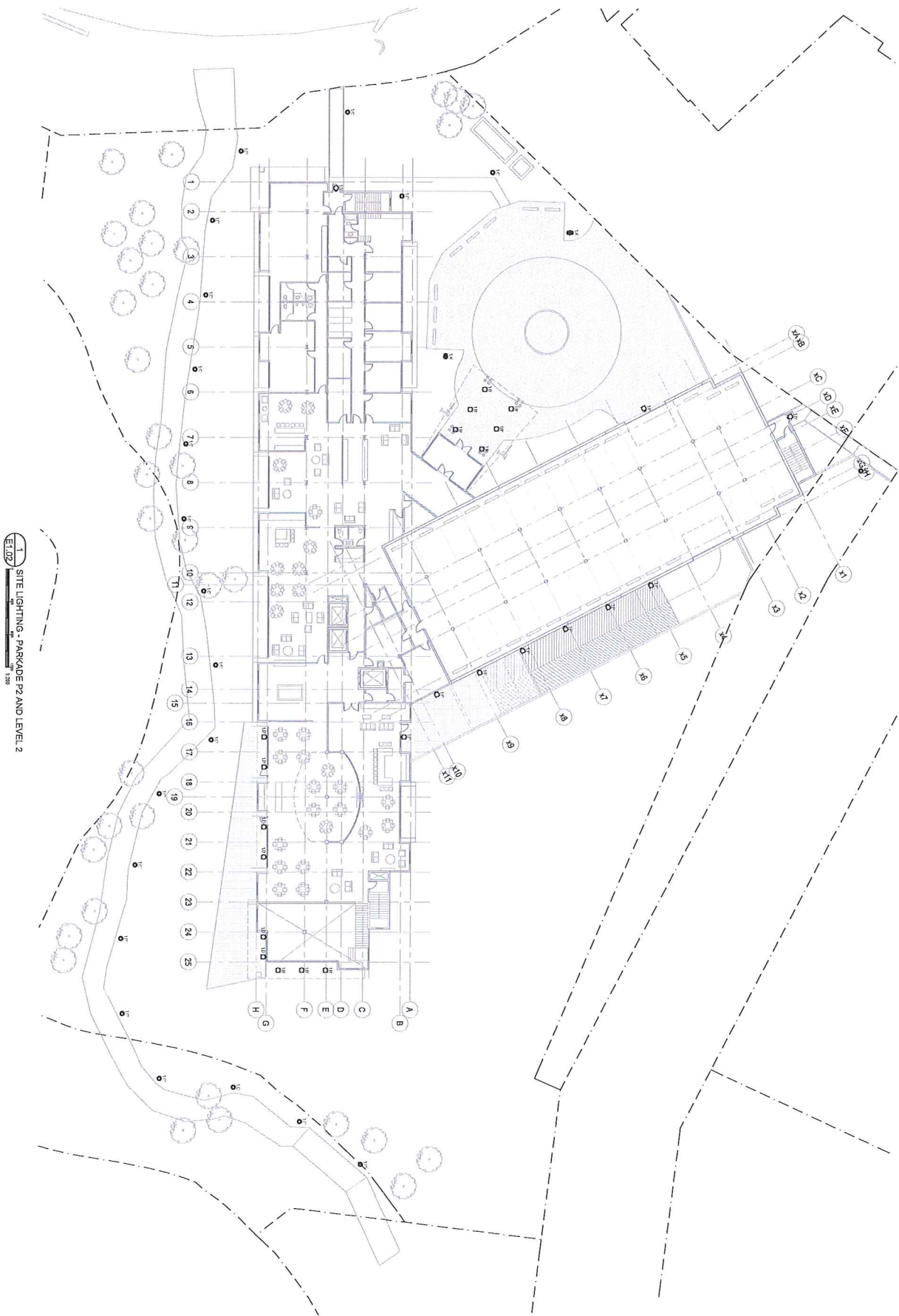
FINLAYSON
LOWE'S

1700 S. 17TH AVE. SUITE 100
TAMPA, FL 33629
Phone: 813-255-6666
Fax: 813-255-6278
Email: info@finlayson.com
Web: www.finlayson.com

ACES
Architectural Consulting Engineers, Inc.
10000 N. 15th Ave., Suite 100
Tampa, FL 33613
Phone: 813-988-8888
Fax: 813-988-8889
Email: info@acesinc.com
Web: www.acesinc.com

#	ITEM NAME	QTY	UNIT	PRICE	AMOUNT	REMARKS
1	CEILING LIGHT	1	EA	100.00	100.00	
2	WALL LIGHT	1	EA	50.00	50.00	
3	FLOOR LIGHT	1	EA	75.00	75.00	
4	OUTLET	1	EA	10.00	10.00	
5	SWITCH	1	EA	10.00	10.00	
6	WIRE	1	EA	10.00	10.00	
7	CONCRETE	1	EA	10.00	10.00	
8	PAINT	1	EA	10.00	10.00	
9	PLASTER	1	EA	10.00	10.00	
10	CEILING	1	EA	10.00	10.00	
11	FLOOR	1	EA	10.00	10.00	
12	WALL	1	EA	10.00	10.00	
13	DOOR	1	EA	10.00	10.00	
14	WINDOW	1	EA	10.00	10.00	
15	ROOF	1	EA	10.00	10.00	
16	FOUNDATION	1	EA	10.00	10.00	
17	LANDSCAPE	1	EA	10.00	10.00	
18	MECHANICAL	1	EA	10.00	10.00	
19	ELECTRICAL	1	EA	10.00	10.00	
20	PLUMBING	1	EA	10.00	10.00	
21	HVAC	1	EA	10.00	10.00	
22	CONCRETE	1	EA	10.00	10.00	
23	PAINT	1	EA	10.00	10.00	
24	PLASTER	1	EA	10.00	10.00	
25	CEILING	1	EA	10.00	10.00	
26	FLOOR	1	EA	10.00	10.00	
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29	WINDOW	1	EA	10.00	10.00	
30	ROOF	1	EA	10.00	10.00	
31	FOUNDATION	1	EA	10.00	10.00	
32	LANDSCAPE	1	EA	10.00	10.00	
33	MECHANICAL	1	EA	10.00	10.00	
34	ELECTRICAL	1	EA	10.00	10.00	
35	PLUMBING	1	EA	10.00	10.00	
36	HVAC	1	EA	10.00	10.00	
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45	ROOF	1	EA	10.00	10.00	
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53	PAINT	1	EA	10.00	10.00	
54	PLASTER	1	EA	10.00	10.00	
55	CEILING	1	EA	10.00	10.00	
56	FLOOR	1	EA	10.00	10.00	
57	WALL					

RECEIVED
DP1123
2019-MAY-07
Cortesi Planning, Inc.



1 SITE LIGHTING - PARKADE P2 AND LEVEL 2
E.1.02



FINLAYSON
LIGHTING
1700 10th Avenue
Edmonton, Alberta T6A 4K1
Phone: 780-442-2274
Fax: 780-442-2275
Web: info@finlayson.ca



AES
ARCHITECTURAL
ENGINEERING
SCIENTIST
1000 10th Avenue
Edmonton, Alberta T6A 4K1
Phone: 780-442-2274
Fax: 780-442-2275
Web: info@aes.ca

Rev	Date	Description
1	18-MAY-2019	ISSUE

Drawn: [blank]
Checked: [blank]
Scale: AS NOTED
Date: MAY 2019

Project Name:
PARKADE P2 AND LEVEL 2
Client:
AVENUE HOMES
4070 10th Avenue
Edmonton, Alberta T6A 4K1

Drawing Title:
**SITE LIGHTING
PARKADE P2
AND LEVEL 2**

Drawing No:
E.1.02

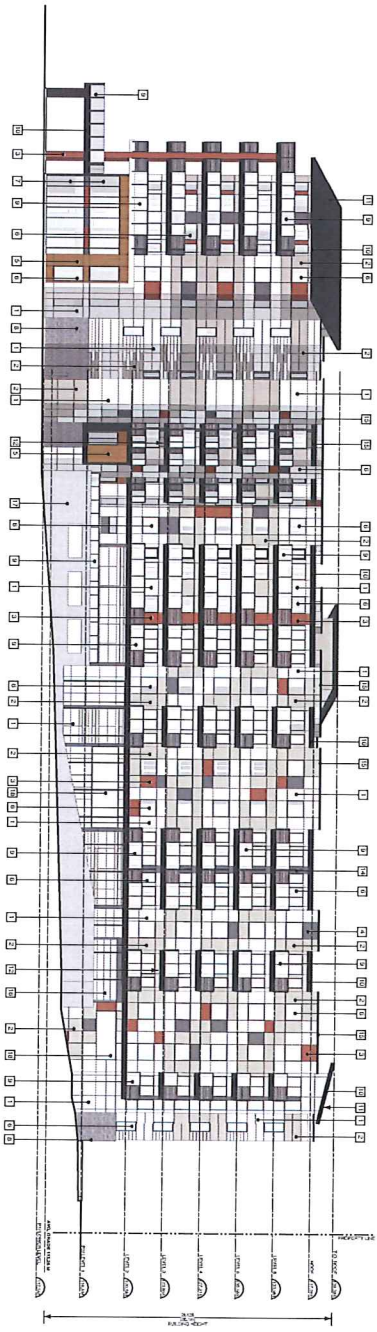
1-18-193

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2019-MAY-07

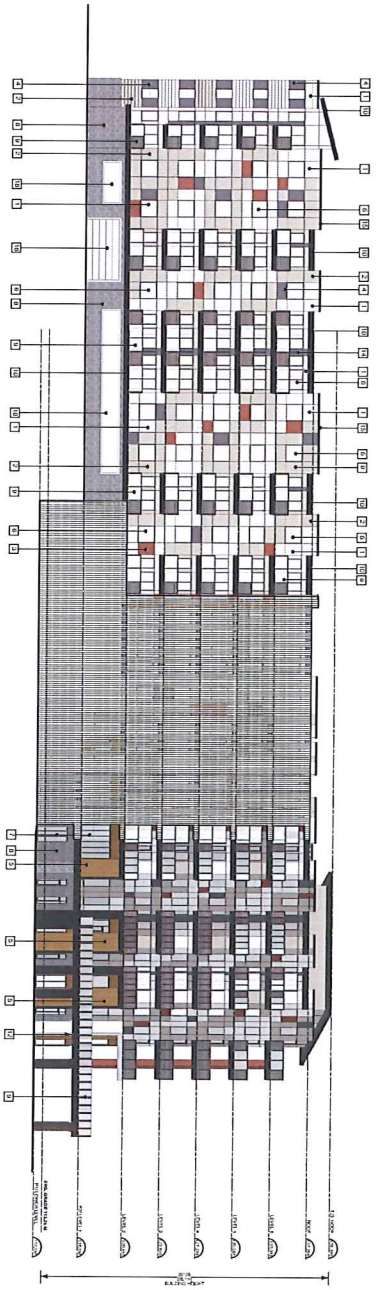
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DP1123
2019-MAY-07



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

LATERAL FINISHES	
1	INTERIOR CEILING PANEL WITH COLORED LAMINATED GLOSS FINISH
2	INTERIOR CEILING PANEL WITH COLORED LAMINATED GLOSS FINISH
3	INTERIOR CEILING PANEL WITH COLORED LAMINATED GLOSS FINISH
4	INTERIOR CEILING PANEL WITH COLORED LAMINATED GLOSS FINISH
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30	INTERIOR CEILING PANEL WITH COLORED LAMINATED GLOSS FINISH

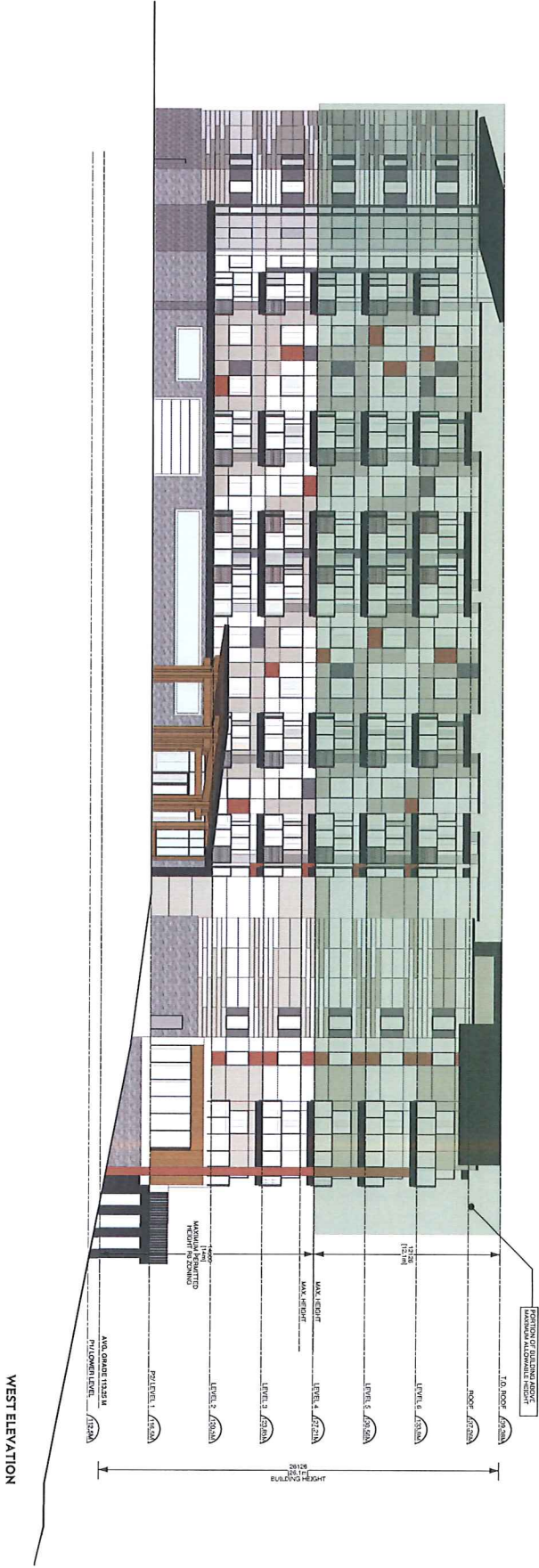
EDGEWATER SENIORS LIVING
A16 - ELEVATIONS

4777 WILLISTON ROAD, NANKING, BC
PROJECT NO. 17199
MAY 6, 2019



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2019 MAY 07

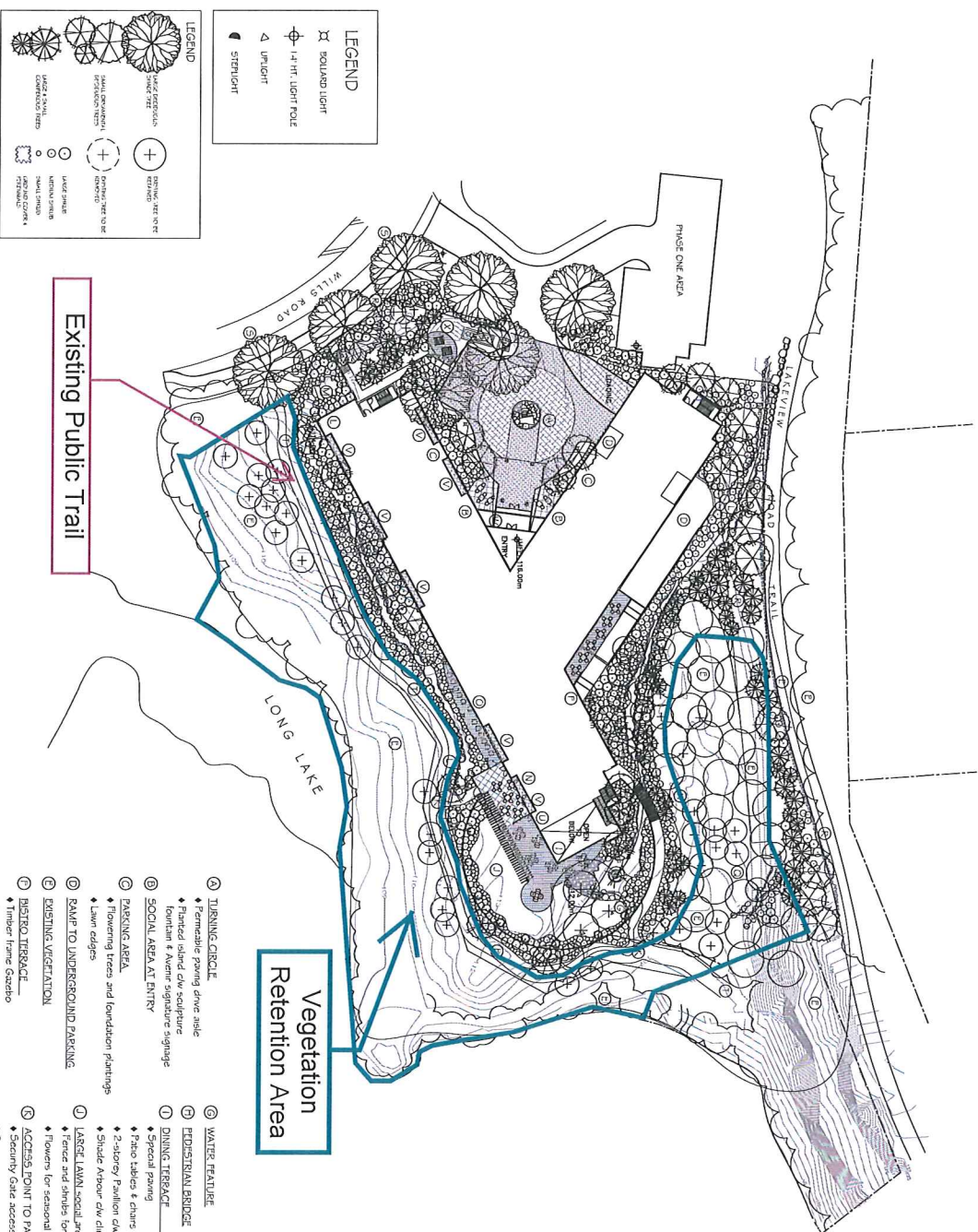
PROPOSED BUILDING HEIGHT VARIANCE



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2011.12.3
2011.12.3
2011.12.3

EDGEWATER SENIORS LIVING
A19 - VARIANCE ELEVATIONS
4977 WILSON ROAD, NANAIMO, BC
PROJECT NO. 17999
SCALE: N.T.S.
APR 24, 2019
FINLAYSON
BONE

LANDSCAPE PLAN



- ② TURNING CIRCLE
 - Permeable paving drive aisle
 - Planted island city sculpture fountain & Avenue signature signage
- ③ SOCIAL AREA AT ENTRY
- ④ PARKING AREA
 - Flowering trees and foundation plantings
 - Lawn edges
- ⑤ BAMP TO UNDERGROUND PARKING
- ⑥ EXISTING VEGETATION
- ⑦ BIOTECH TRAIL
 - Timber frame Gazebo
 - Shuttleboard court
- ⑧ WATER FEATURE
- ⑨ FEDISTIAN BRIDGE
- ⑩ DINING TERRACE
 - Special paving
 - Patio tables & chairs
 - 2-story Pavilion clw fireplace
 - Shade Armour clw climbing roses
- ⑪ LASCAL LAMN Social area
- ⑫ ACCESS POINT TO PARK TRAIL
 - Towers for seasonal interest
 - Security Gate access
 - Signage
- ⑬ BOUTYARD TREES
 - Deciduous Street Trees
- ⑭ LONG LAKE TRAIL
- ⑮ GARTERIA DICK OVER
- ⑯ BALCONY
- ⑰ FORT COCHERL
- ⑱ STAFF PATIO

Suggested Plant List

Plant Name	Common Name	Latin Name	Size
Large Trees	Large Trees	Large Trees	Large Trees
Small Trees	Small Trees	Small Trees	Small Trees
Large Shrubs	Large Shrubs	Large Shrubs	Large Shrubs
Small Shrubs	Small Shrubs	Small Shrubs	Small Shrubs
Ground Covers	Ground Covers	Ground Covers	Ground Covers
Palms	Palms	Palms	Palms
Water Features	Water Features	Water Features	Water Features
Lighting	Lighting	Lighting	Lighting
Other	Other	Other	Other

Notes: - All plants to be selected with an appropriate maintenance system.

EDGEWATER - NANAIMO

LANDSCAPE CONCEPT PLAN

SCALE: 1/32"=1'-0"

MAY 2019